

126.0

0007

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

950,800 / 950,800

USE VALUE:

950,800 / 950,800

ASSESSED:

950,800 / 950,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
46		BAILEY RD, ARLINGTON

Legal Description		User Acct
		81397
GIS Ref		
GIS Ref		
Insp Date		04/25/18
04/25/18		

## OWNERSHIP

Unit #:

Owner 1: MAU WALTER F Y-ETAL	
Owner 2: TIEDEMAN NANCY N/TRUSTEES	
Owner 3:	

Street 1: 46 BAILEY ROAD

Street 2: MAU REALTY TRUST

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Clapboard Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7713	Sq. Ft.	Site			0	90.	0.84	10									586,254						586,300	

Total AC/HA: 0.17707

Total SF/SM: 7713

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 586,254

Spl Credit

Total: 586,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6	Colonial			Full Bath: 1	Rating: Average			sink in BMT.											
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good														
Foundation: 3 - BrickorStone				A 3QBth	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating:														
Prime Wall: 2 - Clapboard				A HBth: 1	Rating:														
Sec Wall:		%		OthrFix: 1	Rating: Average														
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: WHITE				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:														
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>															
Year Blt: 1925		Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G12		Fact: .		Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %	Exterior:			No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster				Functional:	%	Interior:			1	8	4	M							
Sec Int Wall: %				Economic:	%	Additions:													
Partition: T - Typical				Special:	%	Kitchen:													
Prim Floors: 3 - Hardwood				Override:	%	Baths:													
Sec Floors: %				Total: 26.4 %		Plumbing:													
Bsmnt Flr: 12 - Concrete						Electric:													
Subfloor:						Heating:													
Bsmnt Gar:						General:			1	8	4								
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 3 - Forced H/W																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wal		% Sprinkled																	
<b>MOBILE HOME</b>				Make:			Model:			Serial #:			Year:	Color:					
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 126.0-0007-0006.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							